

Neighborhood Character

CURRENT NEIGHBORHOOD CONTEXT

WHAT THE CORRIDOR WAS . . . ?

We studied –

- ø Background
- ø History of the Corridor



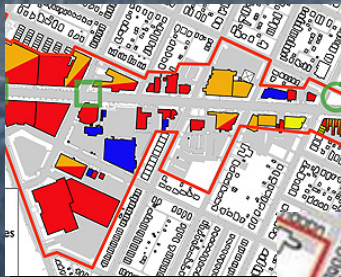
Neighborhood Character

CURRENT NEIGHBORHOOD CONTEXT

WHAT THE CORRIDOR IS ... ?

We studied –

- Ø Walking Distances
- Ø Land Use
- Ø Public Realm
- Ø Building Placement
- Ø Topography
- Ø Greenspaces and Parks



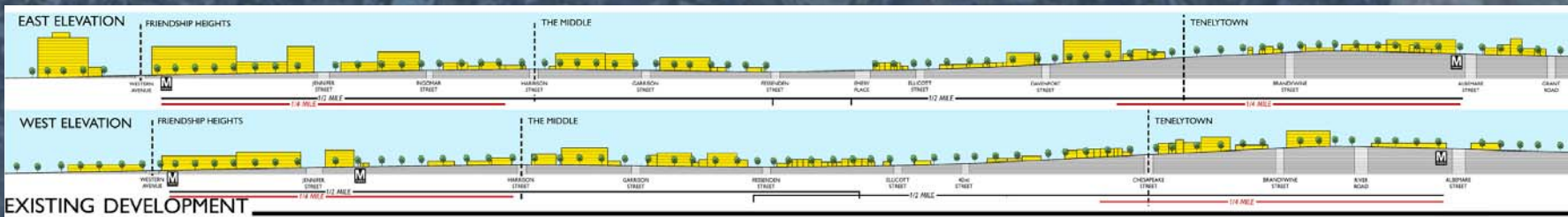
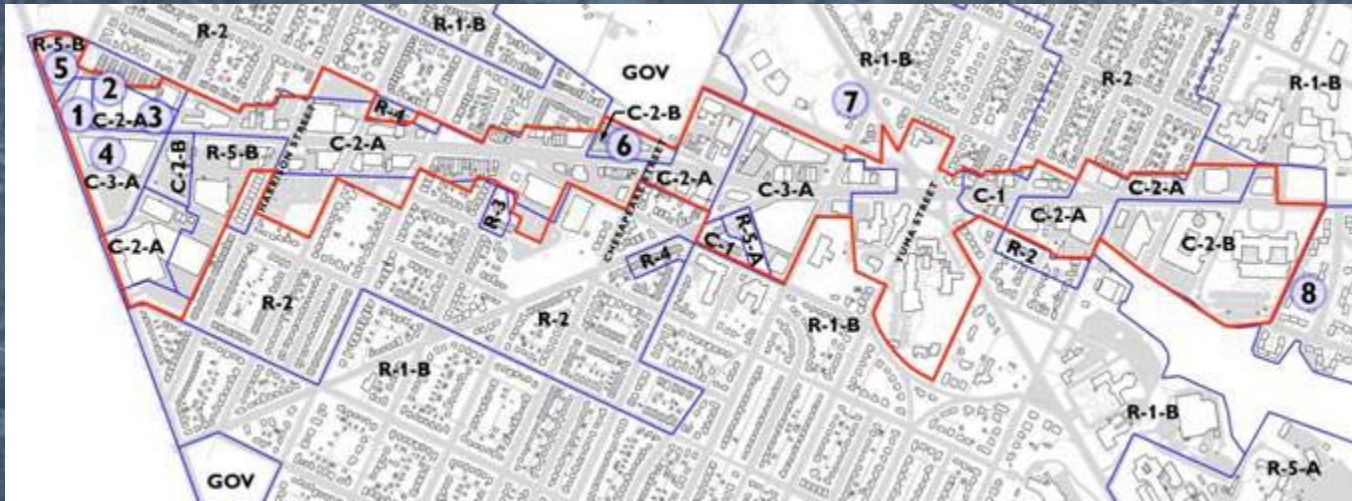
Neighborhood Character

CURRENT NEIGHBORHOOD CONTEXT

WHAT THE CORRIDOR IS ... ?

We studied –

- Existing Zoning
- Building Heights



Neighborhood Character

CURRENT NEIGHBORHOOD CONTEXT

WHAT THE CORRIDOR COULD BE ... ?

We studied –

- Ø Market Potential over 10 years
- Ø Character

STRONG TO LIMITLESS
1,500 TO 1,800
RESIDENTIAL UNITS



MODERATE AND LIMITED
325,000 TO 450,000
SQUARE FEET OFFICE



MODERATE AND LIMITED
112,000 YO 277,000
SQUARE FEET RETAIL

